

MEMORANDUM

May 18, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICE  
PARCEL I-1  
WASHINGTON PARK URBAN RENEWAL AREA R-24

815

5/18

SUMMARY: This memo requests approval of a minimum disposition price for Parcel I-1 in the Washington Park Urban Renewal Area which is to be developed for the Roxbury Civic Center.

Disposition Parcel I-1, consisting of a gross area of approximately 233,000 square feet, and located within the northerly tip of the Washington Park Project Area at Dudley Square, is designated in the Urban Renewal Plan as an insitutional site; specifically, it is to be developed as the Roxbury Civic Center.

This site is to be disposed of to the City of Boston acting by and through the Public Facilities Commission. For budgetary and administrative purposes, however, the site will be subdivided by the Public Facilities Commission and assigned to the Real Property, Library, and Police Departments respectively. Specifically, the Public Facilities Commission will construct a court house, a library, and a police station on Parcel I-1 which will be subdivided and assigned to the three individual departments for purposes of care and control. This development is in accordance with the Authority's vote of August 19, 1965.

Based upon its anticipated subdivision for separate reuses, the parcel dimensions as they are now indicated, and discussions with the HUD Regional Land Disposition Office, the reuse appraisers estimated the total value on a square foot basis. The first reuse appraiser, Peter A. Laudati, Jr., estimated its value at approximately 10¢ per square foot. The second reuse appraiser, Larry Smith and Company, estimated its value at approximately 9¢ per square foot.

On the basis of these appraisals, it is recommended that the Authority adopt the attached resolution approving a minimum disposition price of 10¢ per square foot for Disposition Parcel I-1, it being understood that this square foot price will be applied to each of the subdivisions which will be determined by the Public Facilities Commission.

Attachment



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED PRICE FOR DISPOSITION PARCEL I-1  
IN THE WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, two (2) independent reuse appraisals of the value of Parcel I-1 for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area and in accordance with the provisions, controls, and restrictions of said proposed agreement have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed price is hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area:

<u>Parcel</u>	<u>Minimum Disposition Price</u>
I-1	.10¢ per square foot